

Document #5100

10/13/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF SMILE PRESCHOOL INC. AS REDEVELOPER
OF DISPOSITION PARCEL H6-b IN THE WASHINGTON PARK URBAN
RENEWAL AREA, PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority (herein after referred to as the "Authority") has entered into a contract for loan and capital grant with the Federal government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass R-24 (hereinafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local, State and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, S.M.I.L.E. Preschool Inc. has expressed an interest in, and has submitted a satisfactory proposal for, the development of Disposition Parcel H-6b in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That S.M.I.L.E. Preschool, Inc. be, and hereby is, designated as redeveloper of Disposition Parcel H6-b in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure forms and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended; and
- (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed;

- (ii) Evidence of firm financial commitments from banks or other lending institutions;
- (iii) Final Working Drawings and Specifications; and
- (iv) A proposed development and rental schedule, as appropriate.

2. That disposal of Parcel H6-b by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeal for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004)



P-1

L-4

A-5

R-14

H-6b

P-30

TO TOWN

CLIFFORD

WOODBINE

EDGEWOOD

MAYWOOD

SABIN

QUINCY

BOULEVARD

CHARLAME

STREET

N CHARLAME CT

N CHARLAME TER

S CHARLAME CT

S CHARLAME TER

CHARLAME PLACE

YMCA

HAZELWOOD

STREET

HAZELWOOD CT

STREET

ELBERT

STREET

ST. MARK'S CHURCH

ROXBURY HEALTH CENTER

BOSTON TECHNICAL HIGH SCHOOL

DECORDOVA

STREET

HOLBORN

TO ENGINE STREET

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form Approved
OMB No. 63R-0867

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

S.M.I.L.E. Pre-School Inc.,

b. Address and ZIP Code of Redeveloper:

53- Dimock St.

c. IRS Number of Redeveloper:

Roxbury, 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in

Washington Park Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.,
is described as follows²

Parcel 14-6b
29 Hazelwood Street, Roxbury

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MASS.:

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

1981

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N/A

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. *N/A*
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. *N/A*
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. *N/A*
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. *N/A*

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST*N/A.*

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

N/A

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED AVERAGE
MONTHLY RENTALESTIMATED AVERAGE
SALE PRICE

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) MARIAM MAHMOUDcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: 10/11/88

Dated: _____

Mariam Mahmoud
Signature_____
SignatureProgram Director
Title_____
Title903 Morton St - Matt. Mass. 02126
Address and ZIP Code_____
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² **Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:
b. Address and ZIP Code of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)
in Washington Park Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.
is described as follows:

Parcel H-6B
29 Hazelwood Street, Roxbury

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of June 30, 19 85, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

ALFRED W. SIEGRIST
20 WALNUT ST
WELLESLEY HILLS MA 02181

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE
\$MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

BANK OF BOSTON, DUDLEY STREET

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENTLOCATIONAMOUNT
\$DATE TO BE
COMPLETED

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNT
\$DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 1a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) MARIAM MAHMOUD

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 10/11/88

Dated: _____

Mariam Mahmoud

Signature

Signature

Program Director

Title

Title

903 Morton St. Matt Mass

Address and ZIP Code

02126

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

ALFRED W. SIEGRIST

CERTIFIED PUBLIC ACCOUNTANT, P.C.

20 WALNUT STREET

WELLESLEY HILLS, MASSACHUSETTS 02181

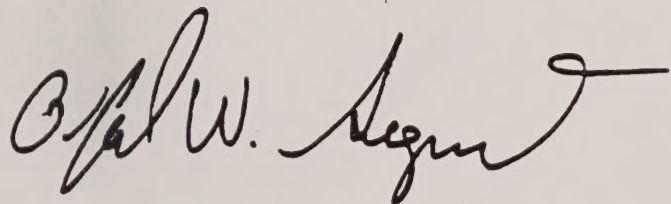
(617) 237-4620

Board of Directors of
S.M.L.I.E. Pre-School, Inc.

I have examined the balance sheet of S.M.I.L.E. Pre-School, Inc. as of June 30, 1985, and the related statements of resources, expenses and changes in fund balances, and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards and, accordingly, included such test of accounting records and such other auditing procedures as I considered necessary in the circumstances.

In my opinion, the financial statements referred to above present fairly the financial position of S.M.L.I.E. Pre-School, Inc. at June 30, 1985, and the results of its operations and changes in financial position for the year then ended, in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

August 22, 1986

A handwritten signature in cursive script, reading "Alfred W. Siegrist". The signature is written in dark ink and is positioned to the right of the date.

S.M.L.I.E. PRE-SCHOOL, INC.

BALANCE SHEET

June 30, 1985

ASSETS

Current Fund-Unrestricted

Cash	\$ 24,983
Amounts due on contracts	37,002
Accounts receivable - parent fees	5,667
Prepaid insurance	<u>3,426</u>
	<u>71,078</u>

Equipment Fund

Furniture and equipment	5,516
Motor vehicles (Note 5)	<u>18,078</u>
	23,594
	<u>(12,085)</u>
Total equipment	11,509
Total assets	<u>\$ 82,587</u>

The accompanying notes are an integral
part of the financial statements.

S.M.I.L.E. PRE-SCHOOL, INC.

BALANCE SHEET
June 30, 1985

LIABILITIES AND FUND BALANCES

Current Fund-Unrestricted

Accounts payable	\$ 14,819
Notes payable (Note 4)	2,239
Advances from officers	14,000
Accrued expense	3,200
Payroll taxes payable	<u>18,749</u>
Total liabilities	53,007
Fund balance:	
Unrestricted	<u>18,071</u>
	<u>71,078</u>

Equipment Fund

Notes payable (Note 5)	6,022
Fund balance:	
Unrestricted	<u>5,487</u>
	<u>11,509</u>
Total liabilities and fund balance	\$ <u>82,587</u>

The accompanying notes are an integral part of the financial statements.

S.M.L.I.E. PRE-SCHOOL, INC.

STATEMENT OF RESOURCES, EXPENSES AND CHANGES IN FUND BALANCES

For the Year Ended June 30, 1985

	<u>Current Fund</u>	<u>Equipment Fund</u>	<u>Total</u>
Resources:			
Department of Social Services	\$ 98,628		\$ 98,628
Boston Housing Authority	26,000		26,000
Child Care Resource Center	96,342		96,342
Bureau of Nutrition	27,702		27,702
Boston N.D.E.A.	31,959		31,959
Parent fees	<u>22,058</u>		<u>22,058</u>
Total resources	<u>302,689</u>	\$ <u>0</u>	<u>302,689</u>
Direct daycare services	215,096	4,530	219,626
Supporting and administrative services	<u>61,675</u>	<u> </u>	<u>61,675</u>
Total expenses	<u>276,771</u>	<u>4,530</u>	<u>281,301</u>
Excess (deficit) of resources over expenses	25,918	(4,530)	21,388
Fund Balances at beginning of year	(1,215)	3,385	
Transfer of income to equipment fund	<u>(6,632)</u>	<u>6,632</u>	
Fund balances at end of year	\$ <u>18,071</u>	\$ <u>5,487</u>	

The accompanying notes are an integral part of the financial statements.

ALFRED W. SIEGRIST

CERTIFIED PUBLIC ACCOUNTANT, P.C.

S.M.L.I.E. PRE-SCHOOL, INC.

STATEMENT OF CHANGES IN FINANCIAL POSITION

For the Year Ended 6/30/85

Sources of Working Capital:

Excess of resources over expenses	\$ 21,388
Items not affecting working capital	
Depreciation	<u>4,530</u>
Working Capital provided from operations	<u>25,918</u>

Uses of Working Capital:

Reduction of long-term debt	4,738
Purchase of furniture and equipment	<u>1,894</u>
	<u>6,632</u>

Increase in Working Capital

\$ 19,286

Increase (decrease) in current assets:

Cash	\$ 19,419
Amounts due on contracts	10,107
Accounts receivable - parent fees	(937)
Prepaid insurance	<u>1,117</u>
	<u>\$ 29,706</u>

(Increase) decrease in current liabilities:

Accounts payable	(5,113)
Notes payable	3,744
Accrued expenses	(3,200)
Payroll taxes payable	<u>(5,851)</u>
	<u>(10,420)</u>

Increase in working capital

\$ 19,286

The accompanying notes are an integral
part of the financial statements.

ALFRED W. SIEGRIST

CERTIFIED PUBLIC ACCOUNTANT, P.C.

NOTES TO FINANCIAL STATEMENTS

Note 1 - The Organization

S.M.I.L.E. Pre-School, Inc., incorporated as Special Moments in Learning Experience, Inc. (The Organization), is a Massachusetts corporation exempt from tax as a public charity under section 501(c)(3) of the Internal Revenue Code. The main purpose of the organization is to provide educational, recreational and nutritional services to infant, toddler and pre-school age children. The organization has adopted a fiscal year ending June 30 to coincide with the term of its major contracts with the Department of Social Services.

Note 2 - Basis of Presentation

These financial statements are presented on the accrual basis of accounting. Other significant policies are described below.

The Organization entered into contracts with the Commonwealth of Massachusetts' Department of Social Services (DSS), the Boston Housing Authority (BHA), the Commonwealth of Massachusetts' Bureau of Nutrition, Education and School Food Services, the Boston Neighborhood Development and Employment Agency, and the Child Care Resource Center. These contracts were for the purpose of providing daycare service to low income families, 80% of which are from the Franklin Field Housing Development or relocated from this housing project. Income from these contracts is recognized as the services are provided.

Depreciation

Depreciation on equipment is recorded on the straight-line basis over the expected useful lives of the assets.

Note 3 - Amounts Due on Contracts

Contracts receivable at June 30, 1985 were \$37,092 and consisted of the following:

	<u>1985</u>
DSS	\$12,611
Bureau of Nutrition	7,632
Child Care Resource Center	6,015
BHA	6,500
NDEA	<u>4,244</u>
	<u>\$37,002</u>

All contracts receivable were collected in the subsequent period.

NOTES TO FINANCIAL STATEMENTS

Note 4 - Notes Payable - Current Fund

At June 30, 1985 the organization was indebted to the Industrial National Bank of Rhode Island for a note dated March 2, 1981. The balance due at June 30, 1985 was \$2,239. the note bears interest at a rate of 17% per annum and is payable in 60 monthly installment of \$248.50 starting on April 2, 1981.

Maturities of this note are as follows:

June 30, 1986	\$2,239
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Note 5 - Notes Payable - Equipment Fund

At June 30, 1985 the notes payable - equipment fund consisted of the following:

Note payable to GMAC dated February 25, 1983 in the original amount of \$7,981. The note bears interest at the rate of 11.99% and is payable in 48 monthly installments of \$220.92 beginning March 25, 1983. At June 30, 1985 the balance due was \$3,897. This note is secured by a motor vehicle.

Note payable to Chrysler Credit Corp. dated February 1982 in the original amount of \$10,097. The note bears interest at the rate of 14.9% and is payable in 48 monthly installments of \$280.47. The balance due at June 30, 1985 is \$2,125. The note is secured by a motor vehicle.

Maturities of the two equipment notes are as follows:

	<u>G.M.A.C.</u>	<u>Chrysler</u>
June 30, 1986	\$2,224	\$2,125
June 30, 1987	<u>1,673</u>	<u> </u>
	<u>\$3,897</u>	<u>\$2,125</u>

ALFRED W. SIEGRIST

CERTIFIED PUBLIC ACCOUNTANT, P.C.

20 WALNUT STREET

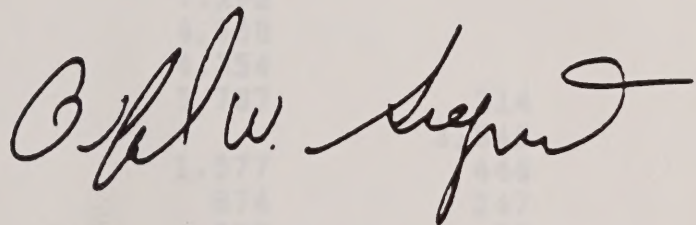
WELLESLEY HILLS, MASSACHUSETTS 02181

(617) 237-4620

To the Directors of
S.M.L.I.E. Pre-School, Inc.

My examination was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The statement of functional expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the examination of the basic financial statements and, in my opinion, is fairly stated in all material respects in relation to the basic financial statements taken as whole.

August 22, 1986



S.M.L.I.E. PRE-SCHOOL INC.

STATEMENT OF FUNCTIONAL EXPENSES

For the Year June 30, 1986

	<u>Direct Daycare Services</u>	<u>Supporting Administrative Services</u>	<u>Total</u>
Salaries and wages:			
Direct salaries and wages	\$123,348	\$ 34,931	\$158,279
Salary fringe	<u>12,063</u>	<u>3,403</u>	<u>15,466</u>
Total salaries and wages	<u>135,411</u>	<u>38,334</u>	<u>173,745</u>
Other costs:			
Rent	28,988	4,105	33,093
Interest	1,544	11,338	12,882
Contracted services	11,057	1,566	12,623
Repair and maintenance	9,410	1,333	10,743
Transportation	9,784		9,784
Supplies - classroom	7,292		7,292
Depreciation	4,530		4,530
Supplies - food	4,354		4,354
Insurance	3,787	214	4,001
Bad debts - parent fees		3,845	3,845
Telephone	1,577	446	2,023
Office expense	874	247	1,121
Other	920	23	943
Advertising		224	224
Inspection fees	<u>98</u>		<u>98</u>
Total other costs	<u>84,215</u>	<u>23,341</u>	<u>107,556</u>
Total costs	<u>\$219,626</u>	<u>\$ 61,675</u>	<u>\$281,301</u>

The accompanying notes are an integral
part of the financial statements.

ALFRED W. SIEGRIST

CERTIFIED PUBLIC ACCOUNTANT, P.C.

CONTACTO, Inc.

S.M.I.L.E PRE-SCHOOL, INC. BALANCE SHEET CALENDAR YEAR 1986

ASSETS

CASH	\$	6337
AMOUNTS DUE ON CONTRACTS		58371
FURNITURE & EQUIPMENT	3622	
MOTOR VEHICLES	18078	
LESS: ACCUM. DEPRECIATION	11727	9973
TOTAL ASSETS	\$	74681

LIABILITIES & FUND BALANCE

ACCOUNTS PAYABLE	\$	7989
ADVANCES FROM OFFICERS		14000
TOTAL LIABILITIES		21989
FUND BALANCE		52692
TOTAL LIABILITIES & FUND BALANCE		74681

PREPARED FROM RECORDS WITHOUT AUDIT

DEVELOPMENT PRO FORM

PROJECT : 29 HAZELWOOD STREET, FOXBURY

DEVELOPER : S.M.I.L.E. PRE-SCHOOL, INC.

ACQUISITION COST \$94,445

HARD COSTS

CONSTRUCTION \$468,000

SITE IMPROVEMENTS \$50,000

TOTAL HARD COSTS \$518,000

SOFT COSTS

ARCHITECT/ENG. \$31,080

LEGAL/TITLE/FEE \$15,540

PERMITS/FEE \$25,000

DEVELOPER FEE \$51,800

CONSTRUCTION INTEREST

AT 12% FOR 8 MONTH \$34,816

FINANCING FEE \$13,000

RE TAXES \$2,000

INSURANCE \$2,680

TOTAL SOFT COSTS \$177,109

CONTINGENCY \$51,800

TOTAL DEVELOPMENT COST

\$841,354



BANK OF BOSTON

April 1, 1987

Mr. Rogelio Whittington
President
CONTACTO INC.
80 Dartmouth Street
Boston, MA 02116

RE: 214 Harvard Street, Dorchester, MA

Dear Rogelio:

This letter serves to indicate this Bank's interest in providing first mortgage financing in the amount of \$1,200,000 to Smile-Preschool, Inc. The proceeds of this financing are to be applied towards the renovation of the above-captioned property. We will be reviewing the financial cost estimates provided by Smile-Preschool during the forthcoming weeks. This letter is not to be construed as a commitment from this Bank but merely a statement of interest.

If you have any questions please contact me at (617) 434-2729.

Sincerely,

Miguel Matos
Mortgage Loan Officer

MJM:DD
1412b

DEVELOPMENT TEAM

Project 29 Hazelwood Street : S.M.I.L.E. Preschool

	NAME AND ADDRESS	TELEPHONE
1. Developer	<u>S.M.I.L.E. Preschool</u> <u>55 Dimock Street</u> <u>Roxbury, MA 02119</u>	<u>427-5226</u>
Contact Person	<u>Mary Baker</u>	<u>(same)</u>
2. Contractor	<u>to be determined</u> <u></u> <u></u>	<u></u> <u></u> <u></u>
3. Architect	<u>Downer and Mostue Architects</u> <u>13 Regent Street</u> <u>Cambridge, MA 02140</u>	<u>491-5309</u>
4. Attorney	<u>Budd, Wiley and Richlin, P.C.</u> <u>75 Arlington Street</u> <u>Boston, MA 02116</u>	<u>482-3300</u>
5. Management Agent	<u>N/A</u> <u></u> <u></u>	<u></u> <u></u> <u></u>
6. Marketing Agent	<u>N/A</u> <u></u> <u></u>	<u></u> <u></u> <u></u>

BUDD, WILEY & RICHLIN, P.C.

COUNSELLORS AT LAW
75 ARLINGTON STREET
BOSTON, MASSACHUSETTS 02116-3966

SUITE 1010
(617) 482-3300

WAYNE A. BUDD
FLETCHER H. WILEY
DEAN RICHLIN
MARGARET A. O'REILLY
CRAIG R. BROWNE
PAMOJA ELIZABETH BURRELL
SUSAN HICKS SPURLOCK
BEVERLY R. ROBY
DANIEL W. MURRAY

March 26, 1987

Director
Public Facilities Department
City of Boston
City Hall
Boston, MA 02201

Re: SMILE PreSchool

Dear Sir:

Please be advised that this firm serves as general counsel to SMILE PreSchool and more particularly it will serve as its legal representative in its efforts to acquire the site at 214 Harvard Street in the Dorchester District of Boston. As you know SMILE PreSchool is badly in need of this site in order to put all of its programs under one roof while providing play areas for its children as well as provide room for expansion.

A copy of our firm description is enclosed for your review.

Very truly yours,

Wayne A. Budd

WAB/cw

Enclosure

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

September 21, 1988

Robert Farrell, Chairman of the Board
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02122

Dear Mr. Farrell:

I am writing in support of the application of S.M.I.L.E. Preschool to acquire a BRA-owned parcel of vacant land at 29 Hazelwood Street in Roxbury. S.M.I.L.E., which provides day care services for infants, toddlers and preschool children, plans to expand its existing capacity of 65 children to a total of 100 children and to consolidate all its programs under one roof. In order to do this, it needs to find a sufficiently large parcel of land to accommodate a 7200 square foot building as well as the necessary parking for the staff and play space for the children. The space needs to be on a residential street, but near public transportation and within walking distance of stores and other public spaces. S.M.I.L.E. has identified the ideal space as 29 Hazelwood Street.

The Public Facilities Department anticipates providing financial assistance for this project in the form of a grant of up to \$50,000 under our Physical Improvements Program and would seriously consider a loan under our Neighborhood Development Bank program. We have worked closely with staff of the Mayor's Office and with Mary Baker of S.M.I.L.E. in helping S.M.I.L.E. to find a suitable parcel of land and sufficient funding for the development of a building to house its program and hope to see this project through to fruition.

Thank you for your consideration of this disposition. I know you share our goals of providing quality daycare facilities for all the children of this city.

Sincerely,

Lisa G. Chapnick
Lisa G. Chapnick
Director

3688D



Boston City Council

Charles C. Yancey
District 4
725-3131

BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE

OCT 5 1 24 PM '88

October 5, 1988

Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

RE: Special Moments In Learning Experiences (SMILE)
29 Hazelwood Street, Roxbury
Parcel #12015; Reference # 12-01030

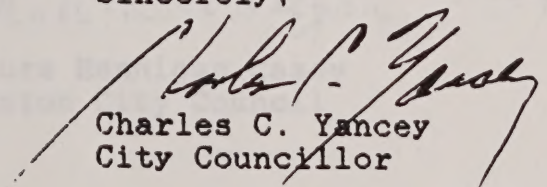
Dear Mr. Coyle:

This letter comes to you in support of SMILE's request for developer designation for the vacant land captioned above.

It is my understanding that the parcel in question meets or exceeds the spacial and accessibility requirements of the proposed day care facility. Furthermore, I firmly believe that the site will enable SMILE to serve the children of families in several of Boston's neighborhoods in such a manner as to allow the mothers to attend school, job training programs, and to work.

For these reasons, I fully support SMILE's efforts and urge that its proposal be given every possible consideration.

Sincerely,


Charles C. Yancey
City Councillor

CCY/rb

881005-010

City Council



Boston City Council

OCT 4 4 28 PM '88

Maura Hennigan Casey
District 6
725-4217

October 3, 1988

Stephen Coyle
Boston Redevelopment Authority
1 City Hall Square
Boston, Ma. 02201

Dear Mr. Coyle:

I am writing to you to express my support for the designation of Special Moments in Learning Experiences (SMILE) Preschool as developer for the vacant land at 29 Hazelwood Street in Roxbury, Parcel #12015. S.M.I.L.E. wishes to expand its day care programs to serve 100 children, an increase of 25 additional children over the current capacity. S.M.I.L.E. also wants to combine its programs into one facility to better meet the needs of the children and families which they serve. To accomplish this, S.M.I.L.E. needs to locate to a site of at least 15,000 square feet that is also near commercial and other institutions. The proposed site at 29 Hazelwood Street more than meets this criteria.

S.M.I.L.E. carries out a very important function by providing child care services to disadvantaged families in the Greater Roxbury community. Its programs are crucial to meeting the needs of the city's poorest families. Granting S.M.I.L.E. developer status for this parcel would allow for improved and expanded services and would help fill the great need for day care services in this City.

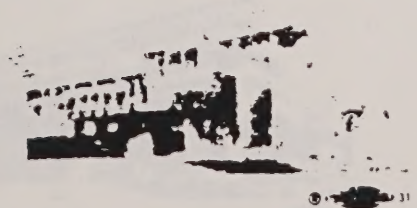
I wholeheartedly support S.M.I.L.E.'s request for developer designation at 29 Hazelwood Street.

Sincerely,

Maura Hennigan Casey

Maura Hennigan Casey
Boston City Council

881005-005



William, -

City Council



Boston City Council

Bruce C. Bolling
725-4220

October 1, 1988

Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall, 9th floor
Boston, MA 02201

Dear Mr. Coyle:

I am writing on behalf of Special Moments in Learning Experiences (SMILE) Preschool's development proposal for parcel # 12015 at 29 Hazelwood Street in Roxbury. SMILE is requesting developer designation for this vacant lot in order to construct a permanent full-service day-care center.

SMILE currently operates a day-care program for 75 children in two separate sites it leases from the Dimock Community Health Center. One building houses infants and toddlers; the second building accommodates the preschool. The current arrangement is inadequate because it makes food delivery between the two facilities extremely difficult and it does not allow for expansion of the present program and space for the after-school program.

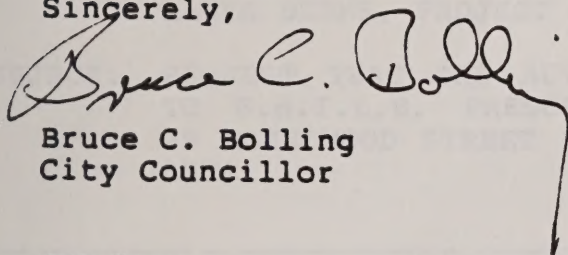
The proposal for the new site allows the preschool to serve approximately 100 children from the Roxbury, Dorchester, Mattapan, Jamaica Plain, and South End areas. SMILE serves almost entirely low-income mothers; a large percentage of the families using the preschool's services are minorities and most of these families are headed by single women. Clearly, SMILE is providing an invaluable service for Boston's low-income families, but it needs a new comprehensive facility to fully accommodate the need for expanded day care within the greater Roxbury community.

881004-005



I wholeheartedly support SMILE pre-school's proposal for a day-care center on Hazelwood Street. If you have any questions regarding my support of this proposal, please do not hesitate to contact me.

Sincerely,



Bruce C. Bolling
City Councillor

BCB/bew

BACKGROUND

Special Moments in Learning Experiences (S.M.L.E.) preschool has been in existence since 1982. The preschool, funded by the Department of Social Services, the City of Denver Office of Job and Community Services (Black Child Program) and the Bureau of Education, is located at 33 Biddle Street in Denver. It is a full-time, non-profit, licensed preschool serving 25 children ages 3 to 5. The preschool is currently operating at full capacity and is seeking additional space to accommodate more children. In January, however, the South End, Westpark and Rockwood S.M.L.E. preschools may merge services between 7:30 and 5:30 p.m. and serve the children in the area. The center has a waiting list of 10 to 15 children.

In the Spring of 1987, S.M.L.E. completed a major renovation of its facility located at 33 Biddle Street. The renovation included the addition of a new kitchen, restrooms, and a play area. The center is currently operating at full capacity and is seeking additional space to accommodate more children. In January, however, the South End, Westpark and Rockwood S.M.L.E. preschools may merge services between 7:30 and 5:30 p.m. and serve the children in the area. The center has a waiting list of 10 to 15 children.

MEMORANDUM

OCTOBER 13, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY A. WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
LAURA BURNS, PROJECT MANAGER

SUBJECT: REQUEST THAT THE AUTHORITY GRANT TENTATIVE DESIGNATION
TO S.M.I.L.E. PRESCHOOL, FOR PARCEL H-6B, LOCATED AT
29 HAZELWOOD STREET IN THE WASHINGTON PARK URBAN RENEWAL
AREA

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY GRANT
TENTATIVE DESIGNATION OF PARCEL H-6B, LOCATED AT 29
HAZELWOOD STREET, TO S.M.I.L.E. PRESCHOOL, INC., A
NON-PROFIT DAY CARE PROVIDER LOCATED IN ROXBURY.
S.M.I.L.E. SEEKS TO DEVELOP A DAY CARE FACILITY OF
APPROXIMATELY 7,200 SQUARE FEET TO ACCOMMODATE 100
CHILDREN FROM PRIMARILY LOW AND MODERATE INCOME
HOUSEHOLDS.

BACKGROUND

Special Moments In Learning Experiences (S.M.I.L.E.) Preschool has been in existence since 1980. The preschool, funded by the Department of Social Services, the City of Boston Office of Jobs and Community Services (Block Grant Program) and the Bureau of Nutrition, is located at 55 Dimock Street in Roxbury, in two different buildings. Currently S.M.I.L.E. has a client base of seventy-five children, including infants, toddlers, and preschool age, all of whom are from low-income families living in Roxbury, Dorchester, the South End, Mattapan and Roslindale. S.M.I.L.E. provides day care services between 7:30 and 5:30 p.m., and serves the children hot meals on site. The center has a waiting list of a year and a half.

In the Spring of 1987, S.M.I.L.E. competed with several other non-profit organizations for a large vacant building on Harvard Street owned by the Public Facilities Department. S.M.I.L.E. proposed to occupy one floor in the building for its day care facilities and to house fifteen elderly people on another floor. However, the building was much larger than needed by S.M.I.L.E. for its operations, and the third floor would have been left vacant. Moreover, S.M.I.L.E. could not afford the cost of the rehabilitation of this building. Consequently, PFD designated the building to another social service provider who could use the space more effectively.

At the request of Mayor Flynn, the Public Facilities Department has committed itself to assisting S.M.I.L.E. in locating an appropriate site for this development. PFD staff and BRA staff have determined that 29 Hazelwood Street, a 18,889 s.f. site owned by the Authority, would be ideal for S.M.I.L.E.'s purposes.

The Preschool proposes to build a 7,200 s.f. modular facility that can accommodate approximately 100 children. The remainder of the site would be developed as open space and play facilities for the children. The center's objectives are to consolidate its operations into one building, and to provide an opportunity for expansion so that it may serve households currently on the waiting list.

S.M.I.L.E. estimates that total development cost of this project will be \$850,000. The developer has the support of abutters and community leaders and made a presentation to the Roxbury Neighborhood Council on October 11, 1988.

It is therefore recommended that Special Moments In Learning Experiences (S.M.I.L.E.) Preschool, Inc. be tentatively designated as Redeveloper of Parcel H-6b in the Washington Park Urban Renewal Area for the purpose of creating a 7,200 square foot day care facility.

An appropriate resolution is attached: